



HOMEOWNERS BEWARE!

**ARE YOU BEHIND ON YOUR MORTGAGE
PAYMENTS?
DON'T LET MORTGAGE SCAMS HAPPEN TO YOU**

SCAMS TO WATCH OUT FOR.....

The Set-Up. <i>"Equity Stripping" or "Bailouts" or "Sale-Leaseback".</i> In this scheme, someone will offer to "rescue" you by helping you get rid of your home. In one way or another, they will trick you into surrendering the title to your home and allow you to live in your home as a renter until you can get your credit together and repurchase your home from them.	The Scam. Before you have a chance to rebuild credit and buy back your home, the individual will strip all the equity from the home and sell it to a new owner who will no longer allow you to stay in the home.
The Set-Up. <i>"Phantom Help".</i> In this scheme, the rescuer will charge very high fees for basic phone calls and paperwork that you could have done yourself. Often the scammer promises to work with the lender on your behalf to "work things out".	The Scam. The Scammer will insist that you ignore notices and calls from the lender and that you do not make payments. This will almost guarantee that your home will be foreclosed upon and by that time, the scammer is long gone.
The Set-Up. <i>"Bait and Switch".</i> In this scheme, the scammers pose as legitimate housing counselors, armed with very formal documents for new loans to help solve your problems.	The Scam. Often you are signing forged documents that give scammers ownership of the home. The end result is that you still owe money for the mortgage, but no longer own the home.

DO'S AND DON'TS TO AVOID MORTGAGE SCAMS

Source: Fraudguides.com



DO talk to your lender to try to restructure payments or refinance the loan.
DO consider contacting a certified foreclosure counselor in your area.
DO be careful when you choose a counselor to make sure they are certified. You should NOT have to pay for legitimate counseling.
DO consult an attorney regarding your rights during foreclosure.



DON'T ignore the problem. It will only get worse if you do.
DON'T make payments to anyone other than your lender.
DON'T enter into oral agreements over the phone or internet. Get offers in writing for review.
DON'T sign a contract under duress. Request time to review documents.
DON'T agree to any deal that allows you to rent the property and then buy it back at a later date.
DON'T accept an offer from someone who wants to catch you up on your missed payments in exchange for surplus from the sale of the home.

WE ARE HERE TO HELP!



Do you have questions about your mortgage transactions, or whether you have been treated fairly?

Contact: Tennessee Department of Financial Institutions, Consumer Resources Division
at 1-800-778-4215 or www.tennessee.gov/tdfi .

Do you need to find a local certified foreclosure prevention counselor?

Contact: Tennessee Housing Development Agency website at
<http://www.thda.org/foreclosure/counselors.pdf>

Do you feel that you have been a victim of a foreclosure scam?

Contact: Tennessee Department of Commerce and Insurance, Consumer Affairs Division at
800-342-8385 or www.tennessee.gov/consumer.

